

City of Loma Linda Official Report

Robert Christman, Mayor
Stan Brauer, Mayor pro tempore
Floyd Petersen, Councilmember
Robert Ziprick, Councilmember
Rhodes Rigsby, Councilmember

COUNCIL AGENDA: September 12, 2006

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: COUNCIL BILL #O-2006-10-a pre-zone of the San Bernardino County island known as Bryn Mawr to include C-1(Neighborhood Business), R-3 (Multiple Family Residence), and PC (Planned Community) Designations

RECOMMENDATION

The recommendation is that the City Council approves Council Bill #O-2006-10 (Attachment A) for Zone Change No. 06-04, a proposal to amend the Official Zoning Map for purposes of pre-zoning the Bryn Mawr area to C-1(Neighborhood Business), R-3 (Multiple Family Residence), and PC (Planned Community).

BACKGROUND

On August 22, 2006, the City Council reviewed the project, adopted the Negative Declaration, approved the first reading of the Ordinance (Council Bill #O-2006-10) and continued the item to September 12, 2006 for the second reading of the Ordinance.

ANALYSIS

A detailed analysis of the project is available in the City Council Staff Report of August 22, 2006 (previously distributed).

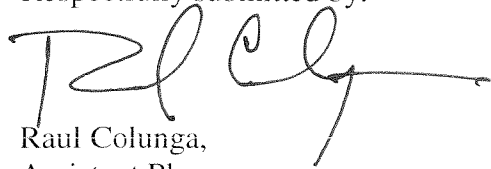
ENVIRONMENTAL

On August 22, 2006, the City Council adopted a Negative Declaration for the project. The environmental document for the project was previously distributed to the City Council and a copy is maintained in the project file.

FINANCIAL IMPACT

The Zone Change is a legislative act and no financial impacts are anticipated. There are no development proposals at the present time attached to the project. However, approximately three acres of land are available for commercial development and approximately five acres of land are available for residential development. If approved for annexation, any new development in the Bryn Mawr community is subject to planning, environmental, plan check, building, and development impact fees.

Respectfully submitted by:



Raul Colunga,
Assistant Planner

ATTACHMENTS

1. Council Bill #O-2006-10 (previously distributed)

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA MODIFYING THE OFFICIAL ZONING MAP OF THE CITY OF LOMA LINDA TO PREZONE THE BRYN MAWR AREA FROM CURRENT NO ZONE TO MULTIPLE FAMILY RESIDENCE (R-3), PLANNED COMMUNITY (PC), AND GENERAL BUSINESS (C2) ZONE FOR THE PURPOSE OF FUTURE ANNEXATION OF THE UNINCORPORATED AREA IN TO THE CITY OF LOMA LINDA CITY LIMITS.

Section 1. Adoption of Ordinance: The City Council of the City of Loma Linda does hereby ordain as follows:

Section 2. Findings, Purpose, and Intent:

A. This Ordinance is adopted by the City Council pursuant to the City's police powers to protect the health, safety, and welfare of the public.

B. The County of San Bernardino's General Plan designates the site as Low-Density Residential and Commercial. The County zoning is Single Residential District (EL/RS-6M) and Service Commercial (EL/CS-10M). The recently adopted Loma Linda General Plan (July 25, 2006) designates the Bryn Mawr area as Medium Density Residential, Commercial, and Special Planning Area F because it is in the Sphere of Influence and therefore, part of the City's planning area. The City proposes to pre-zone the tract as R-3 Multiple-Family Residential, PC Planned Community and C-2 General Business. The City's General Plan land use designation and proposed zoning are generally commensurate with those of the County.

Given the existing development pattern within the Bryn Mawr area, the proposed zoning is consistent with the City's General Plan (July 25, 2006). No substantive changes in the land use are expected because the Bryn Mawr area is nearly built out.

C. The proposed amendment and any future development projects would not be detrimental to the public in that the new General Plan land use designation and proposed zoning are appropriate and compatible with the existing single-family and commercial uses in the neighborhood. Approximately eight acres of vacant land is available for development within Bryn Mawr, and any other improvements to the existing area are to meet the City's minimum development standards. As such, the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

D. Due to the size and nature of the of the approximately 57 acre project site, vacant parcels, and the limited development opportunities, the balance of land uses in the City will not be adversely affected by the proposed amendment and annexation into the City of Loma Linda and the residents of Bryn Mawr will benefit from additional and enhanced services.

E. Bryn Mawr residents will continue to have access from Barton Road. The adjacent properties in the area are developed with single-family residential land uses and will continue to remain as such. Most public utilities are available to the site and those utilities that are currently unavailable will be provided over time by the City. As indicated, improvements to the area are proposed after the annexation is approved. The improvements will include an extension of utility services as well as modification to the existing infrastructure.

Section 3. Amendment of Zoning Designations: The Official Zoning Map of the City of Loma Linda is hereby amended to change the following described property in the City's Sphere of

Influence and also known as the San Bernardino County unincorporated area of Bryn Mawr per Exhibit "A" (Site/Pre-Zoning Map) and Exhibit "B" (Legal Description) attached hereto and made a part hereof.

Section 4. Validity. If any person shall violate any of the provisions of this ordinance, he shall be guilty of an infraction. Any person convicted of an infraction under the provisions of a City Ordinance shall be punishable by (1) a fine of not more than one hundred dollars (\$100.00) for a first violation; (2) a fine not exceeding two hundred dollars (\$200.00) for a second violation of the same Ordinance within one year; and, (3) a fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same Ordinance within one year. Each such person shall be deemed guilty of a separate offense for every day during such portion of which any violation of this Ordinance is committed, continued or permitted by such person, and shall be punishable therefore as provided by this Ordinance.

Section 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unlawful, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unlawful.

Section 6. Posting. Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 22nd day of August 2006 and was adopted on the _____ day of _____ by the following vote to wit:

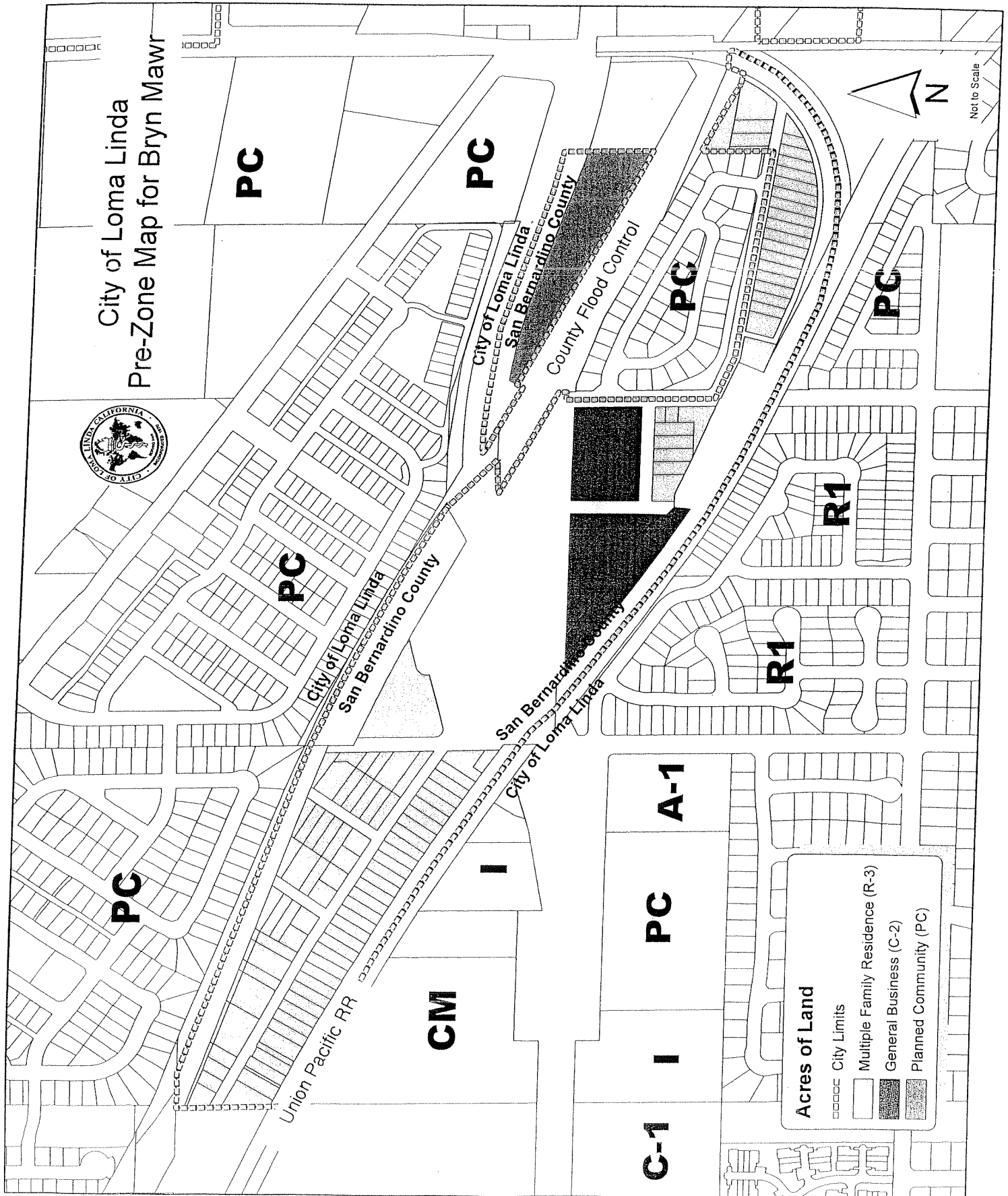
Ayes:
Noes:
Abstain:
Absent:

Robert Christman, Mayor

Attest:

Pamela Byrnes-O'Camb, City Clerk

EXHIBIT "A" (Site/Pre-Zoning Map)



Ordinance No. 655
Exhibit "B"

AREA A:

Being a portion of Sections 30 and 31 in Township 1 South, Range 3 West, San Bernardino Meridian, lying within the County of San Bernardino, State of California, and being more particularly described as follows:

Commencing at a point of intersection of the centerline of Barton Road (realigned) with the centerline of California Street;

- 1) Thence northwesterly along said centerline of Barton Road (realigned) to an angle point in the existing City Boundary Line per LAFCO 2744 City of Loma Linda Annexation No. 24, and the **True Point of Beginning**;
- 2) Thence leaving said centerline of Barton Road and continuing along said existing City Boundary Line per said LAFCO 2744, through its various courses, in a generally southerly, northwesterly, southwesterly and northwesterly direction to a point of intersection with said centerline of Barton Road (realigned), said point of intersection also being a point on the existing City Boundary Line per LAFCO 1971 City of Loma Linda Annexation No. 8;
- 3) Thence along said centerline and said existing City Boundary line per said LAFCO 1971, through its various courses, in a generally southeasterly direction, to the **True Point of Beginning**.

Containing 3.3 Acres, more or less.

AREA B:

Being a portion of Section 31 in Township 1 South, Range 3 West, San Bernardino Meridian, lying within the County of San Bernardino, State of California, and being more particularly described as follows:

Beginning at the northwest corner of Lot 1 as shown on Tract 2137, Bryn Mawr Addition, filed in Book 31 of Maps, Page 16, records of said San Bernardino County, said corner also being a point on the existing City Boundary Line of the City of Loma Linda per LAFCO 2744 City of Loma Linda Annexation No. 24;

- 1) Thence southeasterly along said existing City Boundary Line, through its various courses, in a generally southeasterly, northerly and southeasterly direction to a point on the North line of the Redlands Branch of the Southern Pacific Railroad Right of Way, said point also being a point on the existing City Boundary Line of the City of Loma Linda per LAFCO 2392 City of Loma Linda Annexation No. 16;
- 2) Thence continuing along said existing City Boundary Line and along said Southern Pacific Railroad Right of Way, through its various courses, in a generally southwesterly, westerly, northwesterly and northerly direction to the **Point of Beginning**.

Containing 4.7 Acres, more or less.

AREA C:

Being a portion of Sections 30 and 31 in Township 1 South, Range 3 West, San Bernardino Meridian, lying within the County of San Bernardino, State of California, and being more particularly described as follows:

Beginning at a point of intersection of the centerline of Whittier Avenue with the Southwesterly right of way line of the Southern Pacific Railroad, said point of intersection also being a point on the existing City Boundary Line of the City of Loma Linda per LAFCO 1101 City of Loma Linda Annexation;

- 1) Thence along said Southern Pacific Railroad right of way and said existing City Boundary Line, through its various courses, in a generally northwesterly direction, to a point on the east line of Lot 23, Block 57 as shown on the Map of the Survey of San Bernardino Rancho, in Book 7 of Maps, Page 2, records of said San Bernardino County;
- 2) Thence leaving said Southern Pacific Railroad right of way and continuing along said existing City Boundary Line and said east line of Lot 23 and the east line of Lot 5, Block 56 of said Map of the Survey of San Bernardino Rancho, northerly to a point on the North line of the San Bernardino Flood Control Channel for San Timoteo Creek, said point also being a point on said existing City Boundary Line per LAFCO 1971 City of Loma Linda Annexation No. 8;
- 3) Thence leaving said east line of Lot 5 and continuing along said existing City Boundary Line and said North Line of the San Bernardino Flood Control Channel for San Timoteo Creek, through its various courses, in a generally southeasterly direction, to a point on the centerline of realigned Barton Road, said point also being a point on said existing City Boundary Line per LAFCO 2744 City of Loma Linda Annexation No. 24;
- 4) Thence continuing along said existing City Boundary Line, through its various courses, in a generally westerly, southeasterly, westerly and southerly direction, to a point of intersection with the centerline of Whittier Avenue with the south line of First Street (40 feet wide), as shown on Tract 2137, Bryn Mawr Addition, filed in Book 31 of Maps, Page 16, records of said San Bernardino County, said point also being a point on said existing City Boundary Line per LAFCO 2392 City of Loma Linda Annexation No. 16;
- 5) Thence continuing along said existing City Boundary Line and said centerline of Whittier Avenue southerly to the **Point of Beginning**.

Containing 48.6 Acres, more or less.

John C. Dodrill
Deputy County Surveyor
PLS 7806 Exp. 12-31-07